

Date: Dec 14, 2010, 3:32pm User: jlb, thomas
File: P:\Project\15304\1-0\Planning Plans\ZMAP-SPEX_COMBINED\current\set\working_SET\Sheet02_EXCOND-1005C.dwg

TREE INDEX		
Schmitz Properties - Project No. 15304-1-0		
Tree Number	Common Name	DBH (In.)
T1	Red Oak	30IN.
T2	Eastern Red Cedar	18IN.
T3	White Oak	24IN.
T4	Red Oak	30IN.
T5	White Oak	36IN.
T6	White Oak	24IN.
T7	Red Oak	30IN.
T8	Eastern Red Cedar	14IN.
T9	Elm	14IN.
T10	Black Oak	18IN.
T11	White Oak	15IN.
T12	Red Oak	18IN.
T13	Virginia Pine	24IN.
T14	Hickory	15IN.
T15	Red Oak	18IN.
T16	White Oak	18IN.
T17	White Oak	14IN.
T18	Red Oak	18IN.
T19	Red Oak	15IN.
T20	Locust	14IN.
T21	Locust	14IN.
T22	Locust	14IN.

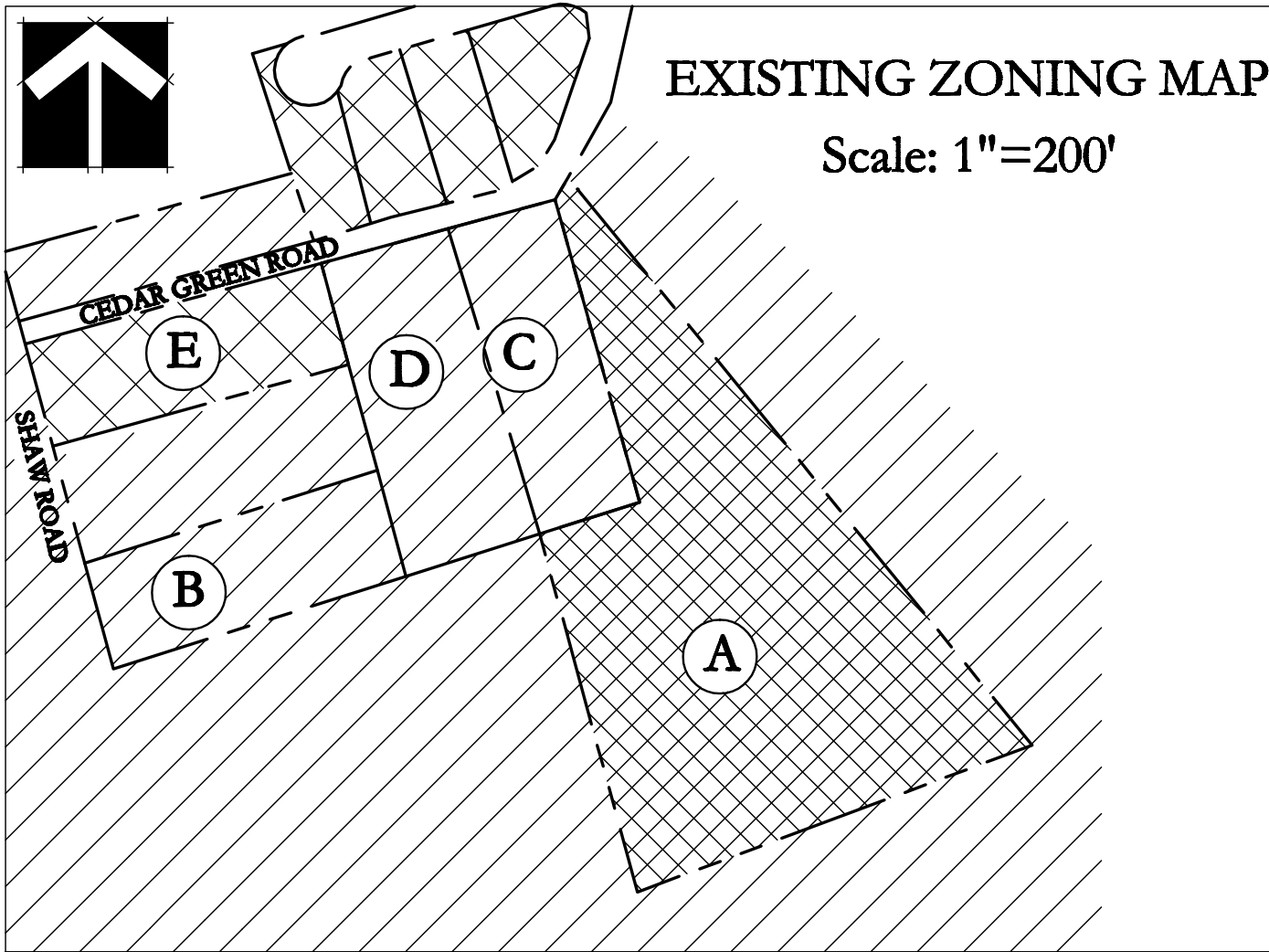
SCHMITZ INDUSTRIAL PARK - COVER TYPE DESCRIPTION

Woody vegetation on the site consists primarily of non-wetland species such as red oak, white oak, hickory and Virginia pine. The dominate tree genus is oaks, with a dominant size class in the 10-18" DBH range. The understory is not well developed due to deer browse and consists of greenbrier, tree saplings/seedlings such as red cedar and nannyberry, and woody vines such as Japanese honeysuckle and poison ivy. The herbaceous component is dominated by non-wetland species such as thistle, goldenrod and Japanese stilt grass.

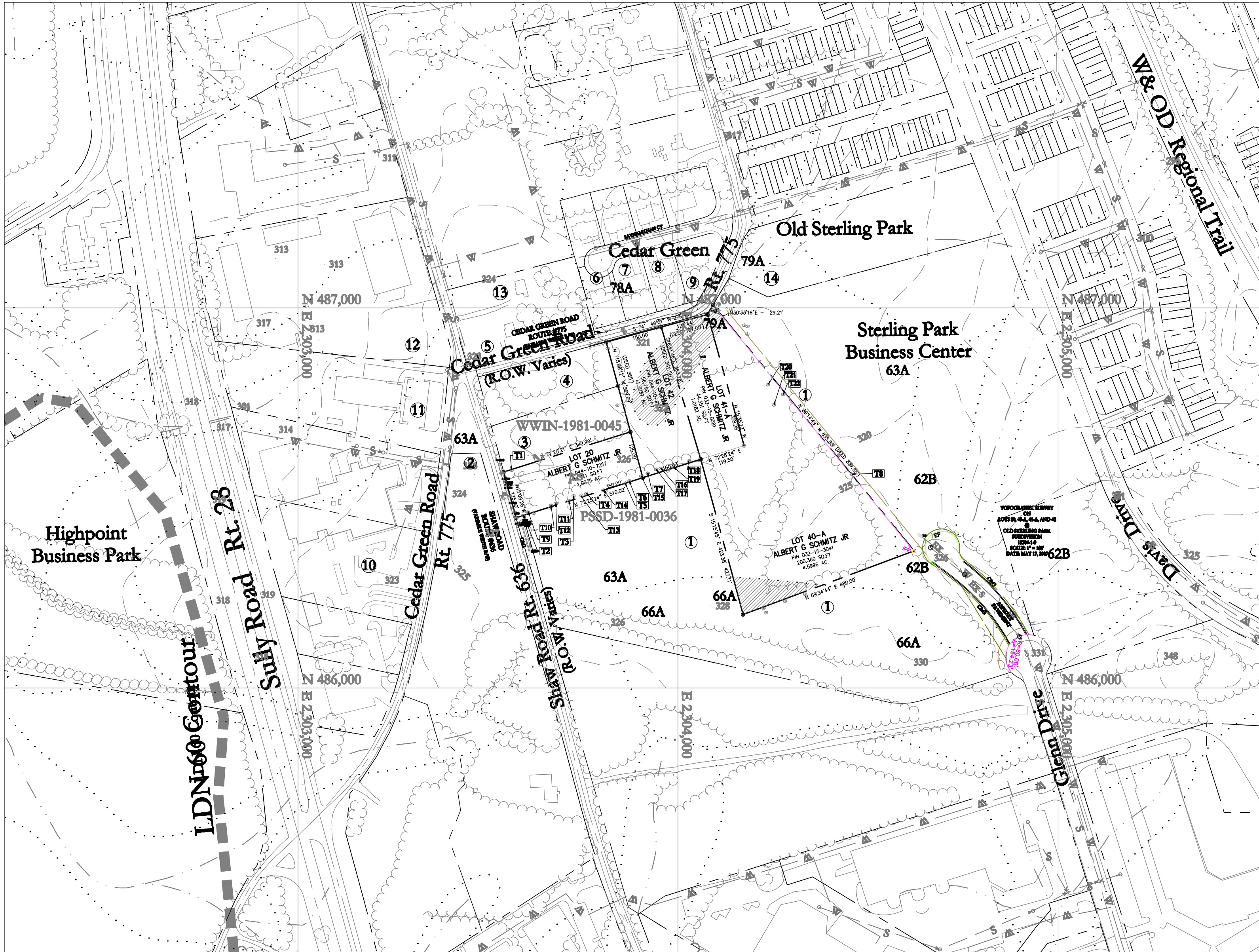
LEGEND:

Hydric Soils Per Loudoun County Mapping
(Existing Soil Information Description, Per Loudoun County Soil Survey)

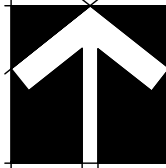
Drain
Trees
Individual Tree
Fenceline
Existing Sewer Line
Existing Water Line
Existing Drainfield
Existing Well



- Existing Zoning:
- A R-1 1993
 - B PD-IP 1972
 - C PD-IP 1972
 - D PD-IP 1972
 - E R-4 1993



Existing Conditions Plan/Soils Map - Scale 1"=200'



Soil Designations

Mapping Unit Number, Name, Slope, Flooding Potential and Hydrologic Group	Soil Characteristics	Mapping Unit Potential Subclasses For Selected Uses		
		General Development Central Water and Sewer/ Depth to rock	Conventional Septic Tank Drain fields	Agricultural Forestry and Horticultural/ USDA Land use capability class
62B Kelly-Sycoine complex, (3-8%) (D/C)	complex of moderately deep, moderately well to somewhat poorly drained, yellowish brown silt (Sycoine) soils; and deep, somewhat poorly drained gray and grayish brown clayey (Kelly) soils with seasonal perched water table on gently sloping to nearly level ridge crests; developed from hornfels and granites	III WP - poor potential; high shrink-swell clays and moderate duration perched water table depth to hard bedrock generally ranges 40 to 60" in Kelly and 20 to 40" in Sycoine	III - poor potential; high water tables	II - secondary cropland 2E, 4W
63A Kelly silt loam, (0-3%) (D)	deep somewhat poorly drained gray and grayish-brown claypan soils with seasonal water tables on gently sloping to nearly level uplands with low relief; developed from hornfels and granites	IV PW - very poor potential; high shrink-swell clays and prolonged perched water table depth to hard bedrock generally ranges 40 to 60"	IV - very poor potential; high water table	IV - grassland agriculture 4W
66A Watpool silt loam, (0-3%) (D) Hydic soil	very deep somewhat poorly to poorly drained gray and brown clayey soils with seasonal perched water tables on nearly level uplands; developed from diabase	IV PW - very poor potential; high shrink-swell clays and prolonged perched water table depth to hard bedrock is generally greater than 6'	IV - very poor potential; high water table, shrink-swell clays	IV - grassland agriculture 4W
78A Dulles silt loam, (0-3%) (C)	deep moderately well to somewhat poorly drained yellowish-brown mottled with gray clayey soils with seasonal perched water tables on nearly level landscapes; developed from fluvial capping; overlying siltstone and shales	IV W - very poor potential; low soils strength and prolonged perched water table depth to hard bedrock generally ranges 40 to 60"	IV - very poor potential; low soil strength and prolonged perched water table	II - secondary cropland 4W
79A Albano silt loam, (0-3%) brief ponding (D) Hydic soil	deep poorly drained mottled yellowish brown and gray clayey soils with seasonal perched water tables in concave landscapes (swales); developed in colluvium and local alluvium of soils derived from Triassic siltstones and shales	IV W - very poor potential; seasonal perched water tables depth to hard bedrock generally ranges 40 to 60"	IV - very poor potential; high water tables	IV - grassland agriculture 4W

PARCEL INDEX

Schmitz Properties - PHR+A Project No. 15304-1-0

Site Parcels				Deed Book & Page or Instrument ID #		Zoning**	Use
Key	Owner (N/F)	MCP# Number*	Tax Map Number				
A	Albert G. Schmitz Jr.	032-15-3041	/80/A/1///40/	1070-263	R-1 1993	Vacant	
B	Albert G. Schmitz Jr.	044-10-7257	/80/A/1///20/	1689-1209	PD-IP 1972	Vacant	
C	Albert G. Schmitz Jr.	032-15-0581	/80/A/1///41A/	1689-1209	PD-IP 1972	Vacant	
D	Albert G. Schmitz Jr.	044-10-9177	/80/A/1///42/	1689-1209	PD-IP 1972	Vacant	
Adjoining Parcels				Deed Book & Page or Instrument ID #		Zoning**	Use
Key	Owner (N/F)	MCP# Number*	Tax Map Number				
1	F P Sterling Park II LLC	032-15-5119	/94/1///1///51/	200603010019139	PD-IP 1993	Vacant	
2	B F Saul Real Estate Investment TR	044-10-4706	/94/1///1///43/	2365-2343	PD-IP 1972	Vacant	
3	Old Sterling Corner LLC	044-10-6869	/80/A/1///19/	200711290083055	PD-IP 1972	Vacant	
4	Old Sterling Corner LLC	044-10-6480	/80/A/1///18/	200710250076379	R4 - 1993	Vacant	
5	Shirley W. Clay	044-10-6293	/80/A/1///17/	125-190	PD-IP 1993	Residential	
6	Houmpheng & Phonethip Keophila	044-20-8204	/80/A/9///15/	200411050118324	R4 - 1993	Residential	
7	Ozair & Nighat P R/S Abdullah	044-20-9007	/80/A/9///16/	200406030056130	R4 - 1993	Residential	
8	Damrongdeth & Manivone Rattana	044-20-9810	/80/A/9///17/	200411050118313	R4 - 1993	Residential	
9	Alfonso H. Sanchez	032-25-0712	/80/A/9///18/	200601100003420	R4 - 1993	Residential	
10	Port Carbon, LLC	044-10-1313	/94/1///1///2A/	200310240141501	C1-1972	Auto Dealer	
11	HL+CE Shotwell	044-10-1078	/94/A/4///11B/	826-161	C1-1972	Commercial Trucking	
12	Sheets Wholesale Inc.	044-20-0409	/94/A/2///1///2/	597-214	C1-1972	Lumber and Hardware Sales	
13	Belfort Furniture Inc.	044-20-5704	/80/A/1///1///16/	200506020056230	PDIP-1993	Furniture Store	
14	N Cherok, LLC	032-25-5420	/80/A/1///1///38/	200609070077137	R4-1993	Vacant	

Schmitz Industrial Park
Zoning Map Amendment

Existing Conditions Plan / Soils Map
& Existing Zoning Map

DRAWN	SURVEY
TEAM	PHR+A
DESIGN	CHECKED
TEAM	MWT

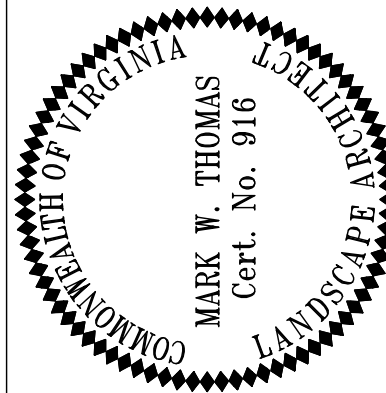
DATE
May 15, 2008

SCALE
1" = 200'

SHEET
2 of 5

FILE
15304-1-0

NO.	DESCRIPTION	DATE	CHKD
1.	1st Referral County Comments	01-30-09	MWT
2.	1st Referral Continued Revisions	07-17-09	MWT
3.	2nd Referral Revisions	07-23-10	MWT
4.	3rd Referral Revisions / PC Hearing Set	11-30-10	MWT
5.	Staff Comments/PC Meeting Set	12-15-10	MWT



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PHRA